

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 14, 1967

Appeal No. 9237 Vice Adm. and Mrs. William G. Tomlinson, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 20, 1967.

EFFECTIVE DATE OF ORDER -- Aug. 3, 1967

ORDERED:

That the appeal for variance from the provisions of Section 7502.31 to permit accessory garage in excess of 15 feet at 3327 Dent Place., NW., lot 870, square 1290, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-3 District.
- (2) An exterior inspection was made of the subject property on June 12, 1967 and the property was found to be improved with a two-story row dwelling. The rear yard abuts a twenty (20) foot public alley.
- (3) The subject lot has a frontage of 42.83 feet on Dent Place, NW., a depth of 146 feet, and an area of 6,235 square feet.
- (4) Appellant proposes to erect a garage at the rear of the lot with entrance from the public alley.
- (5) The alley at the rear of the appellant's property is approximately six (6) feet above the grade of the garden. The height of the proposed garage will be approximately 14 feet 8 inches above the grade of the alley.
- (6) The garage will have an A-shaped roof which conforms with other garages in the immediate area.
- (7) The garage will be a two-story structure and will also be used for storage.
- (8) There was opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the granting of the variance for this garage which exceeds the height prescribed in the Regulations will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of nearby and neighboring property.

Further, the granting of this appeal will have no substantial affect upon the lot occupancy of the subject property.